

Background and Planning Evaluation

Background and Site Context

The subject site is located in the northwest community of Montgomery and is located mid-block on 21 Avenue NW between Home Road NW and 49 Street NW. The site is approximately 0.06 hectares (0.14 acres) in size with dimensions of approximately 15 metres wide by 37 metres deep. A single detached dwelling and detached garage exist on the parcel.

Surrounding development consists of a mix of single and semi-detached dwellings designated as Residential – Contextual One Dwelling (R-C1) District, Residential – Contextual One Dwelling with Secondary Suite (R-C1s) District and R-C2 District, including multiple sites which have recently undergone a similar land use amendment from the R-C1 District to the R-C2 District. The site is well situated in a community near services and amenities that meet the day-to-day needs of residents, with major commercial and institutional uses within a short commute.

Local amenities include Dale Hodges Park 60 metres to the west (a one-minute walk), Montalban Park 500 metres (a seven-minute walk) to the east, the Montgomery Community Association Community Garden 550 metres (an eight-minute walk) to the northeast, and Shouldice Athletic Park and Montgomery Community Association approximately 650 metres (a 10-minute walk) to the south. The Foundations for the Future Charter Academy North High School Campus is 1.3 kilometres (a 16-minute walk) to the southeast, and Terrace Road Elementary School is 550 metres (a six-minute walk) to the southeast.

The Montgomery Main Street of Bowness Road NW, which provides the community with services and retail stores, is 550 metres (a seven-minute walk) to the south and Market Mall is 1.1 kilometres (a 15-minute walk) to the northeast.

Community Peak Population Table

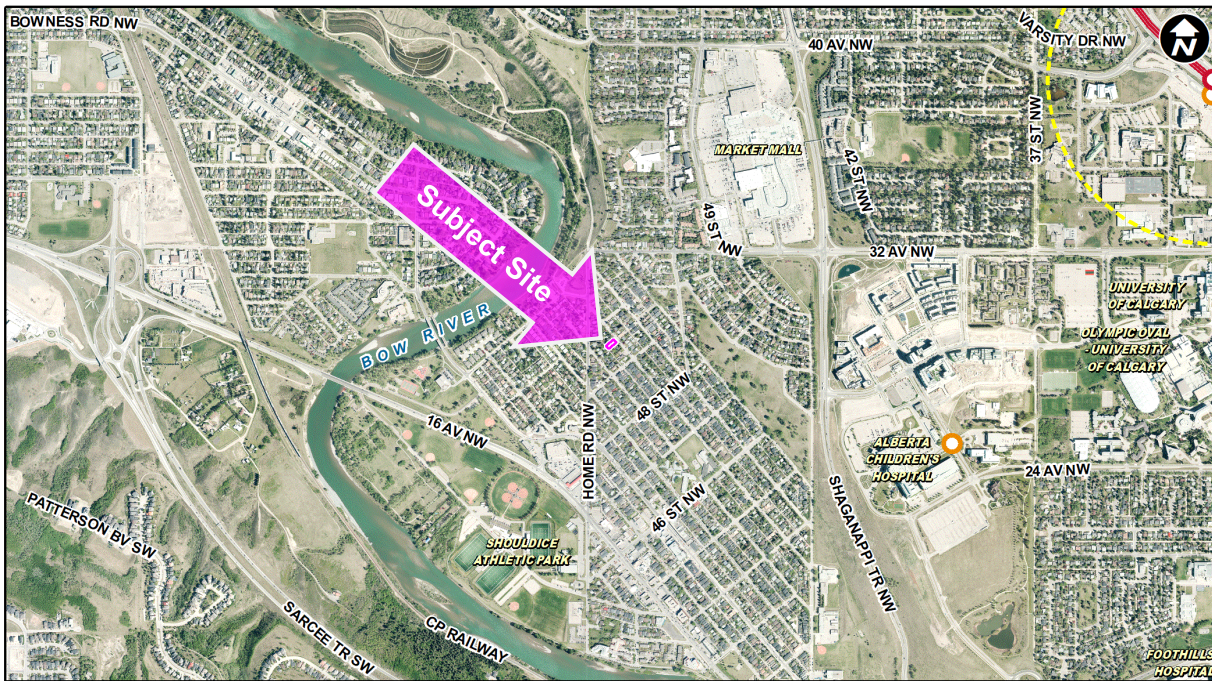
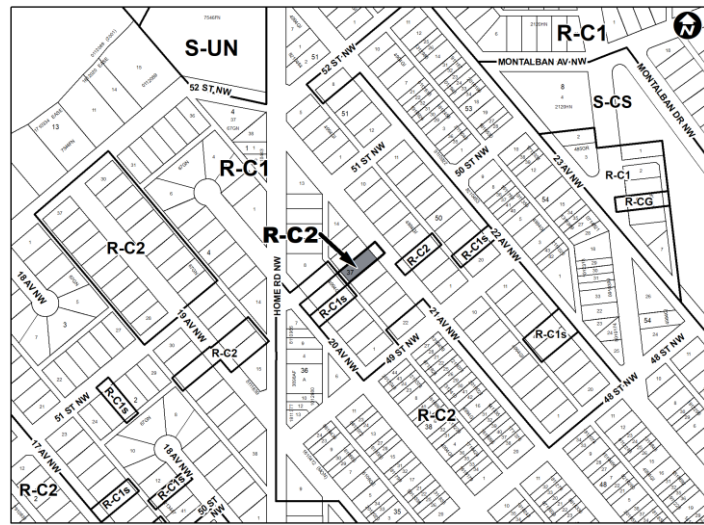
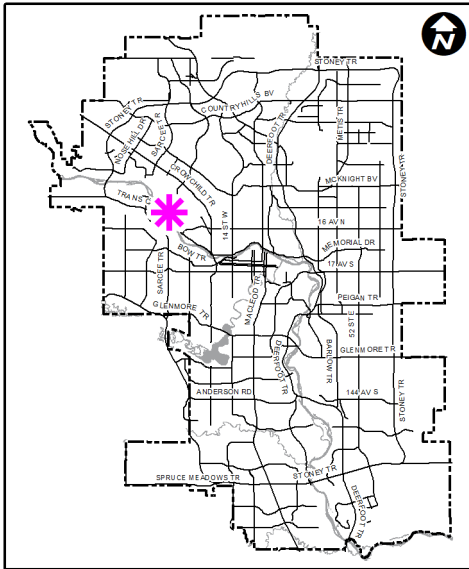
As identified below, the community of Montgomery reached its peak population in 1969.

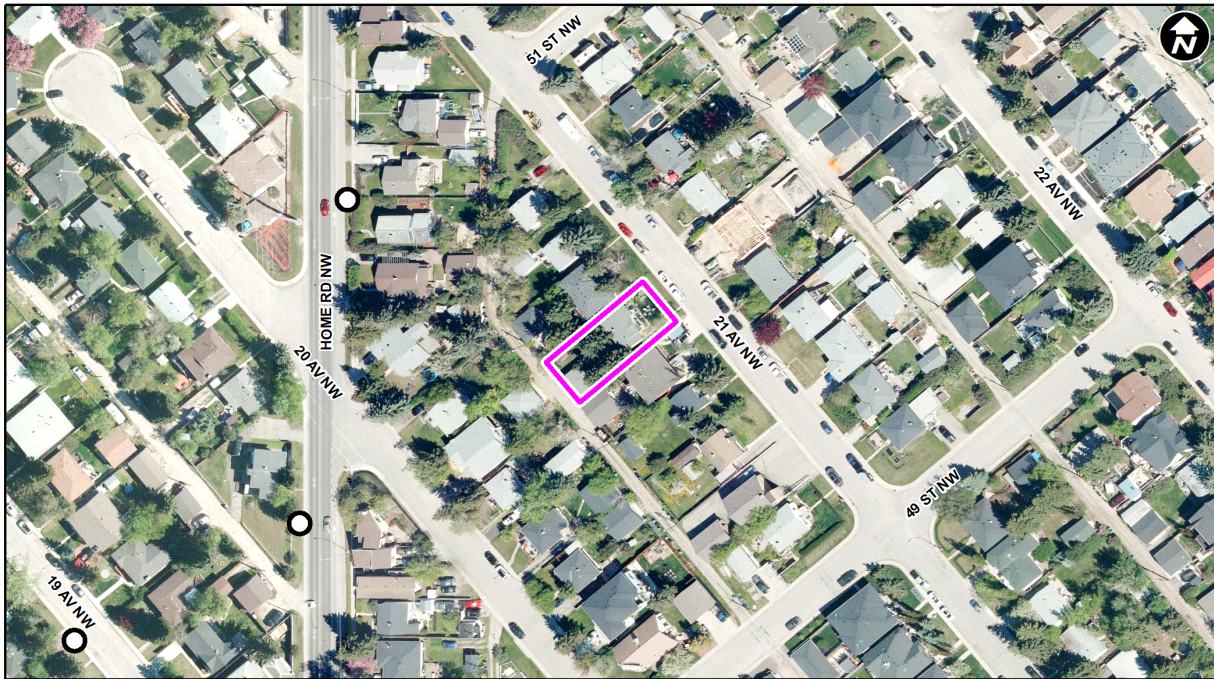
Montgomery	
Peak Population Year	1969
Peak Population	5,287
2019 Current Population	4,515
Difference in Population (Number)	-722
Difference in Population (Percent)	-14.6%

Source: *The City of Calgary 2019 Civic Census*

Additional demographic and socio-economic information may be obtained online through the [Montgomery Community Profile](#).

Location Maps





Previous Council Direction

None.

Planning Evaluation

Land Use

The existing R-C1 District is a low-density residential designation in developed areas that is primarily for single detached dwellings that may include a secondary suite. The R-C1 District allows for a maximum building height of 10 metres and a maximum density of one dwelling unit. A maximum of one secondary suite per parcel is allowed in the R-C1 District.

The proposed R-C2 District is a low-density residential designation in developed areas that is primarily for single detached, semi-detached and duplex dwellings, which may include secondary suites. The R-C2 District allows for a maximum building height of 10 metres and a maximum density of two dwelling units. Secondary suites (one backyard suite per parcel or one secondary suite per dwelling unit) are allowed in the R-C2 District and do not count towards allowable density.

Development and Site Design

If approved by Council, the rules of the proposed R-C2 District will provide guidance for future site development including appropriate uses, building massing, height, landscaping, parcel coverage, vehicle access and parking.

Transportation

The site is located close to the Local Transit Network on Home Road NW and is approximately 240 metres (a three-minute walk) to northbound transit stops and 350 metres (a four-minute walk) to southbound transit stops for Routes 53 (Brentwood Station/Greenwood), 408 (Valley Ridge) and 422 (Dalhousie/Montgomery). The site is also located close to the Primary Transit Network on Bowness Road NW and is approximately 550 metres (a six-minute walk) to westbound and eastbound transit stops served by Routes 1 (Bowness/Forest Lawn), 40 (Crowfoot Station/North Hill) and 305 (BRT Bowness/City Centre).

Environmental Site Considerations

No environmental concerns were identified.

Utilities and Servicing

Water and sanitary sewer mains are available to service the subject site. Storm water management for the subject site will be reviewed at the development permit stage.

Legislation and Policy

South Saskatchewan Regional Plan (2014)

The recommendation by Administration in this report has considered and is aligned with the policy direction of the [South Saskatchewan Regional Plan](#) which directs population growth in the region to cities and towns, and promotes the efficient use of land.

Interim Growth Plan (2018)

The recommendation aligns with the policy direction of the Calgary Metropolitan Region Board's [Interim Growth Plan](#) (IGP). The proposed land use and policy amendment builds on the principles of the IGP by promoting efficient use of land and regional infrastructure, and establishing strong, sustainable communities.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Developed Residential – Inner City area as identified on Map 1: Urban Structure in the [Municipal Development Plan](#) (MDP). The applicable MDP policies encourage redevelopment and modest intensification of inner-city communities to make more efficient use of existing infrastructure, public amenities and transit and deliver small and incremental benefits to climate resilience. Redevelopment is intended to be of a similar scale and built form to existing development.

The proposal is in keeping with relevant MDP policies as the rules of the R-C2 District provide for a development form that is low-density in nature and sensitive to existing residential development in terms of height and built form.

Climate Resilience Strategy (2018)

This application does not include any specific actions that address the objectives of the [Climate Resilience Strategy](#). Further opportunities to align development of this site with applicable climate resilience strategies will be explored and encouraged at subsequent development permit stages.

Montgomery Area Redevelopment Plan (Statutory – 2005)

The subject parcel is located within the Low Density Residential area as identified on Figure 1.3: Future Land Use Plan of the [Montgomery Area Redevelopment Plan](#) (ARP). The Low Density Residential Area policies generally discourage redesignation of residential parcels to higher densities but note the importance of increasing and stabilizing Montgomery's population, which has declined since its peak in the 1960s. The R-C2 District is a low-density district with a built form very similar to the existing R-C1 District, allowing up to two dwelling units in contextually sensitive building forms that are compatible with the character of the community.

The ARP was created prior to the adoption of the MDP in 2009 which encourages modest intensification of inner-city communities, and with which this proposal is well aligned.

Minor text amendments to Policy R4 and R5 within the ARP are proposed to accommodate the land use redesignation (Attachment 2).

South Shaganappi Communities Local Area Planning Project (Area 13)

Area 13 (South Shaganappi Communities), which includes Montgomery and surrounding communities, has been identified on the [City Planning and Policy Roadmap](#) and is currently planned to launch in 2022. Planning applications will be accepted for processing throughout the local area planning process.